

Expenses for 88 Bradley Rd, Suite 8

Office Condo with other building; which has 7 offices of varying size.

Our building has three- four offices and two conference rooms—flexible how we designate the rooms.

Note: Water is paid by the other building – for both buildings.

We used to have a condo fee; however, we each have our own insurance and taxes, and just split the bills for lawn and plowing.

	2021	2022	2023	2024
Taxes	4330	4446	4803	4940
Electric (+AC)	1115	1445	1895	1913
Gas (heat)	1675	2018	2213	2481
Insurance	1384	1460	1500	1676
Internet	2118	3155	2240	2284
Lawn -- 1/2- shared with other owner	500	550	600	800
Plowing 1/2- shared with other owner – depends on storms	500	450	500	300
Cleaning (2X year)	600	600	600	350
Maybe dumpster (I don't use it)				

Things that we have improved since purchase in 2019:

All new windows-- 2021

New cellar door and masonry - 2023

Wooden ramp and wooden stairs entrance to other door 2020

Mold remediation and dehumidifier in basement 2022

Basement cleaned out 2019

All painting inside 2021, 2022

Refinished floors on first floor 2021

Bathrooms have new toilets, vanity 2021

Leaks in porch repaired 2019

HVAC fix – 2023

There are no records that I have or that Woodbridge has about when the roof was last replaced. When I bought in 2019, it was “less then 10 years old.” Thus, it is probably around 15 years old?